WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32657

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Louis L. Cage, III and Sharon Elizabeth Dockins	New Owner	075 06 0 082.00
(NAME)	(NAME)	
4236 Nepal Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars ($224,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Pamela J. Cloyd, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Louis L. Cage, III and Sharon Elizabeth Dockins, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Hermitage Estates Subdivision, Section II, as of record in Book 3700, Page 23, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pamela J. Cloyd, an unmarried woman by Warranty Deed from Sterling G. Davis and wife, Patsy R. Davis dated April 29, 2011 and recorded May 3, 2011 as Instrument No. 201105030033688, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4236 Nepal Dr., Hermitage, TN 37076

File Number: MFR-164216SSO

BILL GARRETT, Davidson County
Trans:T20160069292 DEEDWARR
Recvd: 08/10/16 12:33 2 pgs
Fees:13.00 Taxes:832.13
20160810-0083252

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of August, 2016.

Pamela J. Cloyd

Pamela J. Cloyd

STATE OF NEVADA

COUNTY OF Clark

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Pamela J. Cloyd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2016.

Brittany Tessier

Notary Public

My Commission Expires: 8/26/19

(SEAL)

BRITTANY TESSIER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-26-2019
Certificate No: 15-3199-1

File Number: MFR-164216SSO